



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



This semi-detached property in Whinmoor offers a comfortable living space with three bedrooms and three bathrooms. The home features a single reception room, providing a cozy area for relaxation or entertaining. The property is located in a residential area of West Yorkshire, offering potential for a family home or investment opportunity.

Located in the residential area of Whinmoor, West Yorkshire, this three-bedroom semi-detached house on Oak Drive provides a practical living space. The property includes two bathrooms and a downstairs WC, ensuring convenience for residents and guests alike. A single reception room offers a space for relaxation or social gatherings. The layout of the property is designed to maximize space and functionality, making it suitable for various living arrangements.

The property is situated in a suburban area of West Yorkshire, providing access to local amenities and transport links. Whinmoor is known for its community feel and accessibility to nearby towns and cities, offering a blend of suburban tranquility and urban convenience. The area is served by local schools, shops, and recreational facilities, making it a practical choice for families and individuals alike.

Call Tudor Sales and Lettings today to arrange a viewing.

Living room 4.25m x 3.00m (13' 11" x NaN' NaN")

Living room with media wall, double glazed window and centrally heated radiator.

Kitchen/Diner 4.72m x 2.86m (15' 6" x 9' 5")

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, Sink with mixer tap and fridge freezer. Double glazed French style patio doors to rear garden.

Bedroom 1 2.96m x 2.82m (9' 9" x 9' 3")

Double bedroom with double glazed window, centrally heated radiator and built-in wardrobes.

En-Suite 1.71m x 1.63m (5' 7" x 5' 4")

Partially tiled with white three piece bathroom suite comprising of shower tray with surround, WC and hand basin. Double glazed window with privacy glass.

Bedroom 2 3.30m x 2.62m (10' 10" x 8' 7")

Double bedroom with double glazed window and centrally heated radiator.

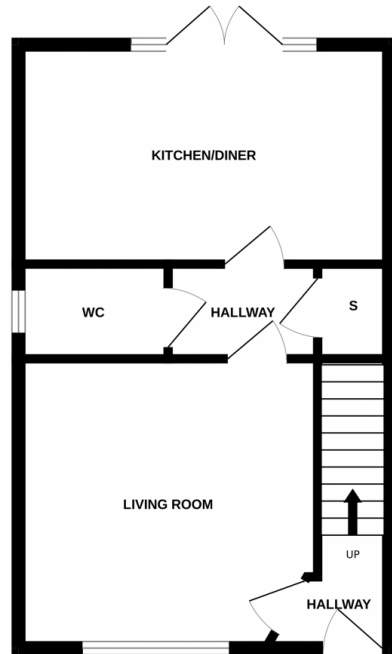
Bedroom 3 3.30m x 2.00m (10' 10" x 6' 7")

Single bedroom with double glazed window and centrally heated radiator.

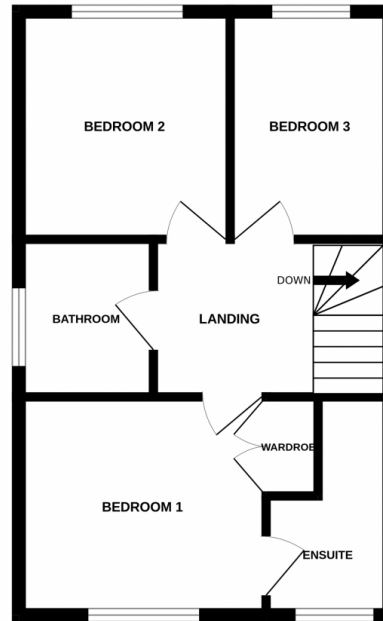
Bathroom 2.00m x 1.67m (6' 7" x 5' 6")

Modern, fitted bathroom with white three piece suite comprising of bath, WC and hand basin. Double glazed window with privacy glass and centrally heated towel rail.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Whinmoor, LS14

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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